

**Michigan State Housing Development Authority
Office of Community Development**

Affordable Housing Designs

BLUE PRINT LIBRARY

Background: The Inclusive Home Design Act, also known as Public Act 182, was introduced and passed in June of 2006 and took effect on January 1, 2007 (MCL 125.2811-125.284).. The law requires at least 50% of the Michigan State Housing Development Authority (MSHDA) funded, newly constructed single-family homes meet visit-ability and adaptability requirements with focus on

- one zero-step entry,
- all main floor interior doors-including bathrooms with 32 inches of clear passage space
- hallways with minimum 36 inches clear space, and
- at least a half bath, preferably a full bath, on the main floor.

In-depth information and associated forms can be found in the Office of Community Development (OCD) Policy Bulletin #10 Attachment E on our website at http://www.michigan.gov/mshda/0,1607,7-141-5564_46919-171308--,00.html

Compliance: In efforts to assist OCD grant recipients comply with Public Act 182 and other MSHDA guidelines, OCD partnered with design professionals to create affordable single family housing blueprints that not only meet the visit ability/adaptability criteria but meet and/or exceed other MSHDA policies such as:

- Five (5) Star Energy Star,
- Manual J heating and cooling equipment sizing calculations/requirements,
- Green Building materials/techniques, and
- architectural compatibility within most neighborhood settings.
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These single family designs are available via PDF formatting to MSHDA grantees at no cost; however, field (working drawings) copies will be the responsibility of the grantee. Additionally, prints/documents will require an official license to build form accompanied by an activity set-up on OPAL.

Technical Assistance: In order to facilitate compliance with the Inclusive Home Design Act, MSHDA has entered contract with an architectural design firm to design the aforementioned affordable housing designs and to provide associated technical assistance for items such as challenged lot configurations and/or adapting existing affordable home designs to comply with MSHDA guidelines.

Home Designs and Partnerships: Each Blueprint Library home design comes with two optional elevations; however, any reconfiguration of floor plans will be solely at the expense of the grantee. On a case by case basis, market rate home builders that wish to build with OCD designs will be expected to pay certain blueprint development fees and obtain a license to build, address by address. The MSHDA-OCD design team fully understands that our affordable housing blueprint designs may not fit some lot configurations and/or neighborhood settings. As such, grantees are encouraged to donate their own designs or other time tested affordable blueprints to the library. Donated affordable housing designs will go through plan review and re-design, if necessary, to fit OCD new construction Acquisition Development Resale (ADR) policies prior to posting on the MSHDA website

For further questions/inquires on our Blueprint Library please contact your Community Development Specialist (CDS).